

AUGUST 7, 2022
PROPOSED MEREDITH HEIGHTS SUBDIVISION APPLICATION
1440 AND 1450 BOONE ROAD SE, SALEM OREGON
DISCUSSION ON DEVELOPMENT STANDARDS

Requirements of the SRC 205.010(d) have been considered in the preparation of this subdivision application.

1. The lot standards concerning minimum width, minimum depth, and minimum areas of the proposed lots meet City of Salem development standards.
2. Frontage requirements of the proposed lots also meet City of Salem development standards.
3. Most front and rear lot designations are obvious. The front of Lots 1, 2, 3, and 4 will face north toward Boone Road. The front of Lots 5, 6, 7, and 8 will face East toward the private lane.
4. There are no flag lots proposed.
5. Existing City infrastructure has been reviewed. The only entrance to the subdivision is Boone Road. This access meets the requirements of the City of Salem Fire Department.
6. The Salem water, sanitary, and storm water systems have capacity for the increased demands from the proposed residential subdivision.
7. A geological and geotechnical investigation has not been prepared and is not required. There are no special setbacks or flood plain.
8. There are no new streets. Boone Road will be improved on the south side. A private drive will be constructed to access lots 5, 6, 7, and 8. There is no development through or from this Meredith Heights subdivision.
9. The current street system bordering the tentative subdivision conform to the City of Salem Transportation System.
 - a. Standard 6.4.1 – The development is bordered on the north by Boone Road and on the south by Kuebler Blvd. There is no adjacent land to develop. This standard is met.
 - b. Standard 6.4.2 - the street arrangement follows the natural contours of the property. This standard is met.

- c. Standard 6.4.3 – The private drive has access to an accepted city street. This standard is met.
- d. Standard 6.4.4 - the street centerline spacings are existing. This standard is met.
- e. Standard 6.4.5 – all street and private drive intersections meet Salem Public Works street intersection standards. This standard is met.
- f. Standard 6.4.6 – There are no street corners. This standard is met.
- g. Standard 6.4.7 – Boone Road is existing. This standard is met.
- h. Standard 6.4.8 – Boone Road is existing. This standard is does not apply.
- i. Standard 6.4.9 and 10 - Boone Road is existing. This standard is met.
- j. Street Right of Way Width –Existing Boone Road Street ROW is 28'. This application adds 2' to complete the 30' south side ROW for a local street.